

Mercer Park Condominium Association Board of Directors Meeting  
January 28, 2021

**Attending (Zoom Meeting);**

Len Gonzales, Property Manager  
Andrea Burgess, President  
Afreen Rahman, Vice President  
Curtis Johnson, Secretary  
Marielle Frager, Board Member At Large

**Absent;**

Robert Allan Zander, Treasurer

**Guests;**

Brina Sanft, #10-201  
Sean Sabin, #1-302

Called to order: 7:05 PM

October 2020 meeting minutes: Approved by email vote

**Financial Report:**

***December 31, 2020 financial report***

Total Operating Income	\$	64,969.32	YTD	\$	733,220.61
Total Operating Expenses	\$	43,637.99	YTD	\$	422,171.15
Transfers to Reserves	\$	19,681.00	YTD	\$	236,172.00
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Net Operating Income/Loss	\$	1,650.33	YTD	\$	74,877.46
Insurance Reserves	\$	6,655.12			
Cash in Checking & Sweeps	\$	28,431.39			
Capital Reserve & CD		\$1,196,574.61			
Total Delinquencies 12/31/20	\$	8,557.00			

**Delinquent Account Status as of *December 31, 2020*:** Please refer to your Chronicles.

**Community Discussion:**

The owner of #10-201 discussed the problems her tenant has been creating in the community. She wanted to communicate to the Board that she is addressing these issues with her tenant. The issues include non-payment of rent, unsanitary disregard of pet rules, and parking in handicap spaces without authorization. She has been contacted by the property management and received fines for some of the tenant's violations.

**Old Business:**

1. Bldg. #13 Deck Replacement: Permits have been approved for the framing details and the project has begun. Notices were posted. Vinyl deck installation is scheduled for 2/1 through 2/3. Railing installation will follow.
2. Bldgs. #3 & #4 stabilization: Len requested bids from 3 companies based on the Geotech recommendation. So far, we have received the following- Brookstone: \$6,807.17, Greentown Landscaping - \$4,250 plus tax. Len has not yet received a bid from Southern By Design which is expected to be the highest bidder. The Board requested the third bid from someone other than Southern By Design, since they haven't submitted one.
3. #16-303 Stair tread repair/replacement: Resident alerted management. The inspection proved that they are really in poor shape and dangerously rotted. The work began and caution tape has been attached. Should be completed in about a week.
4. "No Pets" signs have been produced and are ready to install. Len has already installed a few, and he will see where else we need them as he visits the complex.
5. Annual Back Flow Replacement per 2020 Budget: The plan is to replace one each year and start with the most deteriorated ones, first. The first one was replaced in late 2020. The work is being done by Back Flows Northwest.
6. Fire suppression system deficiencies in buildings #5 & #15: When the parts arrive, the vendor (AAA Fire Protection) will schedule the repairs. Should happen in the next 7-10 days.
7. Curb stop repairs: Andrea reported that we received a couple of bids. NW Traffic revised the bid after walking around the complex. It was originally \$950 for one area. But we also have broken wheel stops and other curbs which need replacement, so they added the other areas, and the combined estimate came to \$2800. An asphalt company also provided a bid for some work, but their limited scope was not pursued. Andrea asked for approval to proceed. Curtis asked if there are options for materials or reinforcement of the concrete curb stops so they do not break as easily. After some discussion, the Board

decided to both approve the presented scope and bid to move forward but also ask for information from the vendor to see how much more it would cost to add reinforcement, if it's possible. Andrea moved. Curtis seconded. All Approved.

8. Parking Violations at #10-201: The tenant has been warned to stop parking in the Handicap space without a legal placard or plates. The owner has been fined. The owner is asking for help in getting this solved. She would like date stamped documentation so that she can take legal action. She asked for the handicap space to be moved to a different area of the complex. The Board pointed out that the building is the closest to street parking so they could literally park next to 118<sup>th</sup> Ave SE and walk up the stairs. She also asked for some address changes on her letters from the manager. She also asked for an assigned space in the lot. The Board pointed out that there are 122 units and only 90 spaces, not 244 spaces. Garages are the only guarantee of a personal parking space but too many residents don't use their garage for anything but storing stuff. The Board decided to have further discussions during the Executive session.

#### **New Business:**

1. Vinyl decking for Bldg. 13 rebuilt decks: The Board chose "Cobalt" as the color to be installed. Installation begins February 1.
2. #10-301 Loose Stair Tread: Len was alerted by the resident that the tread seemed to be very loose and wobbly. Emergency blocking was installed to firm it up for safety. Same was done for a tread at #3-301.
3. FHA Certification: Our current certification expires on April 25. It costs \$500 to renew it for another three years. Certification makes it easier for some buyers to get qualified for loans. It's good from a seller's standpoint. Marielle moved that we go ahead and renew the certification. Afreen seconded. All Approved.
4. Bldg. #14 Rockery/tree issues: The slope behind the building seems to be moving. Some pieces of the rockery retaining wall have moved. We will have someone evaluate the rockery and we will also have Davey Tree inspect the tree that is now leaning. The landscapers have cut away the brush which has helped a little.
5. Stairway Inspections: Steadfast Construction will inspect all stairways not already replaced and provide a priority list of the ones that need repair or replacement. Inspection is scheduled to begin on February 2<sup>nd</sup>.
6. #8-103 Pet Rule Violations: A dog was seen defecating in the planters and the person with the dog was seen entering the downstairs unit in building 8. A warning letter was sent to the unit owner. The owner has requested that the letter be rescinded since the dog belongs to a friend of hers. Also, she said she doesn't own a dog but does sometimes dog sit for her mother-in-law. The house rules forbid guest dogs on the property. If she wants to register a dog to be allowed here, she will also have to pay the pet registration fee. The Board decided to not rescind the letter.

**Executive Discussion:**

#10-201 parking violations

Adjourned at 8:09PM

**Next meeting: 7:00 PM Thursday, February 25<sup>th</sup>, 2021**

Respectfully submitted by Susan Shoults